



GRASSROOTS
REALTY GROUP

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302, 855 Columbia Blvd W
Lethbridge, Alberta

MLS # A2331224



\$155,000

Division:	Varsity Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	591 sq.ft.	Age:	1982 (44 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 392
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	R-75
Foundation:	-	Utilities:	-
Features:	Breakfast Bar		

Inclusions: n/a

Bright Top-Floor Living Near U of L — Move-In Ready! Welcome to Westbrook Manor! This updated 1-bedroom, 1-bathroom top-floor condo offers the ultimate blend of modern comfort and low-maintenance West Side living. Step inside to an inviting open floor plan accented by durable laminate flooring, fresh paint, modern trim, and updated interior doors throughout. The functional living space flows seamlessly into the kitchen and living area, making the unit feel larger than life! Enjoy your west-facing 3rd-floor private deck, shaded by mature trees—the perfect spot for your morning coffee or unwinding after a long day. Situated on Lethbridge's desirable West Side, you're just minutes from the University of Lethbridge, scenic parks, walking trails, and everyday amenities. A public transit bus stop sits right outside your front door for seamless commuting. Whether you're a first-time homebuyer, university student, or savvy investor looking for a low-maintenance rental property, this Westbrook Manor unit checks all the boxes. Schedule your showing today!